

SENATE BILL 2734

By Johnson

AN ACT to amend Tennessee Code Annotated, Title 5;
Title 28, Chapter 2, Part 1 and Title 66, Chapter
26, Part 1, relative to property.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-26-106, is amended by designating the existing language as subsection (a) and by adding the following as a new subsection (b):

(b)

(1) Notwithstanding subsection (a) or any other law to the contrary, a deed registered in accordance with this section shall not be presumed to have been properly acknowledged or proved if the property described in the deed is registered in response to a mistaken assessment by an assessor of property.

(2) A person whose deed to property was properly recorded prior to the mistaken assessment shall have thirty (30) days following the date all taxes on the property are due for the year in which the mistaken assessment occurred to pay such taxes owed in order to maintain ownership of the property, and to avoid a later claim to the property from being asserted by another party in accordance with this section.

(3) A person who properly recorded a deed to property that was mistakenly assessed prior to July 1, 2012 shall have until on or before August 1, 2012 to pay all taxes owed or be subject to the provisions of subsection (a).

(4) Within thirty (30) days of the payment of taxes owed by a person whose deed to property was properly recorded prior to a mistaken assessment,

the trustee shall reimburse the amount of taxes paid on the property by a person as a result of such assessment.

(5) Nothing in this subsection shall be construed so as to impair the obligation of any existing contract for the sale of real property.

SECTION 2. This act shall take effect July 1, 2012, the public welfare requiring it.